



MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE)

MINUTES of the OPEN section of the meeting of the MAJOR PROJECTS BOARD (EXECUTIVE COMMITTEE) held on Wednesday November 21 2007 at 10.00am at the Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Nick Stanton, Leader
Councillor Kim Humphreys, Deputy Leader and Housing Management
Councillor Richard Thomas, Regeneration
Councillor Caroline Pidgeon, Children's Services and Education
Councillor Toby Eckersley, Resources

ALSO

PRESENT: Stephen MacDonald, Strategic Director, Major Projects
Stephanie Fleck, Legal Officer
Tim Thompson, Project Director, Major Projects
Jon Abbott, Assistant Project Director, Major Projects
Robert Razzell, Strategic Project Accountant, Financial Management Services
Patrick McGreal, Principal Surveyor, Major Projects
Martin Smith, Elephants Links Director
Ola Agbaimoni, Assistant Project Director, Elephant Links Partnership
Claire Brown, Programme Manager, Major Projects
Duncan Whitfield, Director of Finance
Andrew Weir, Constitutional Officer

1. **APOLOGIES FOR ABSENCE**

Apologies for lateness were received from Councillors Kim Humphreys and Caroline Pidgeon.

2. **NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS AS URGENT**

The chair agreed to accept the following item as late and urgent:

- Walworth Academy: Delegated Authority for Contract Award

3. **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no disclosures of interests or dispensations.

The executive committee considered the items set out in the open agenda, a copy of which has been incorporated into the minute file. Each of the following paragraphs relates to the item bearing the same number on the agenda.

4. **MINUTES** (pages 1-5)

RESOLVED: That the minutes of the open section of the meeting held on September 25 2007 be approved as a correct record and signed by the chair.

5.1. **AYLESBURY REGENERATION PROJECT STATUS REPORT** (supplemental agenda pages 1-6)

The following points were raised as part of the discussion/update:

- The appointment of the registered social landlord.
- Communication issues in relation to matters from the Aylesbury estate.
- That a report be brought to the next major projects board regarding lessons learned from registered social landlord experiences in relation to the Aylesbury estate.
- Levels of properties being sold under the right to buy scheme.
- The role of the New Deal for Communities.
- That the major projects board receives a separate briefing on the New Deal for Communities at the next major projects board.
- Issues relating to resources relating to employees with surveying experience.
- The balance between private and social housing.
- Progress on creative ideas to address leasehold issues.

RESOLVED: That the status report be noted.

5.2. **BERMONDSEY SPA REGENERATION PROJECT STATUS REPORT** (supplemental agenda pages 1-6)

The following points were raised as part of the discussion:

- The refurbishing of St James's Churchyard.
- Issues relating to the local nursery's access to the new play park.
- That the chair be briefed on the play park and access issues.
- Concerns relating to public realm and transport.
- That the Bermondsey Spa projects board receive a report on public realm works.

RESOLVED: That the status report be noted.

5.3. **CANADA WATER REGENERATION PROJECT STATUS REPORT** (supplemental agenda pages 1-6)

Members were updated on the plans for the Canada Water area regeneration project.

The project manager advised that there had been a delay in completing legal documents for the development agreement. He also advised that strategic landowners were pursuing their own agenda and were not engaging with the project team.

The committee also heard that a letter from Barratt would be submitted outlining issues and concerns, following the recent planning committee decision on Downtown.

RESOLVED: That the status report be noted.

5.4 **ELEPHANT AND CASTLE REGENERATION PROJECT STATUS REPORT**

The following points were raised during the discussion:

- Concern about slippage in schedule as a result of an 18 month long modelling exercise by Transport for London.
- That pre-planning advice is being carried out in relation to early housing.
- That a briefing meeting with the planning committee be organised.
- The position on negotiations with Lend Lease and what the council can and cannot do before Lend Lease are on board.

RESOLVED That the status report be noted.

5.5 **HEYGATE REGENERATION PROJECT STATUS UPDATE**

The major projects heard that the estate management team and case management team had not yet co-located. The committee stated that a meeting be called by November 23 to rectify co-location and housing management issues.

The following points were also raised during the discussion:

- That a representative from housing and planning attend major projects board.
- The need to implement a strategy to encourage leaseholders to negotiate with the council in relation to finding alternative housing off the Heygate estate.

- The options in respect of the re-housing of leaseholders.
- That a number of residents were not registered for the Homeseach service.
- That residents be directed to property where decent homes work has already been carried out.

6 WALWORTH ACADEMY: DELEGATED AUTHORITY FOR CONTRACT AWARD

RESOLVED: That the major projects board delegate the authority for contract award to the strategic director of major projects.

EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in categories 1 and 3 of paragraph 10.4 of the Access to Information Procedure Rules of the Southwark Constitution.

The following is a summary of the decisions taken in the closed section of the meeting.

1. MINUTES

The minutes of the closed section of the meeting held on September 25 2007 were approved as a correct record and signed by the chair.

2. WALWORTH ACADEMY: DELEGATED AUTHORITY FOR CONTRACT AWARD

The major projects board delegated the authority for the contract award to the strategic director of major projects.

3. SOUTHWARK SCHOOLS FOR THE FUTURE: OUTLINE BUSINESS CASE (OBC) UPDATE

The major projects board noted the update.

The meeting closed at 12.30pm

CHAIR:

DATED:

DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 18 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY NOVEMBER 28 2007.

THE ABOVE DECISION WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE MAJOR PROJECTS BOARD BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.